

FILE NO.: Z-8037-A

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NAME: John Barrow Appearance Center Short-form PCD and Right-of-Way  
Abandonment for West 31<sup>st</sup> Street

LOCATION: Located on the Northeast corner of 32<sup>nd</sup> Street and John Barrow Road

DEVELOPER:

Greg King – Riverfront Details  
2420 Cantrell Road  
Little Rock, AR 72202

ARCHITECT:

Caradine Companies Architecture  
Attn. Fabian Marks  
P.O. Box 190  
Little Rock, AR 72203

SURVEYOR:

RCC Solutions LLC  
124 North Market Street  
Benton, AR 72015

AREA: 0.72 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING:      PCD - Expired

ALLOWED USES:      Carwash – Detail shop, General and Professional Office

PROPOSED ZONING:      PCD

PROPOSED USE:      Carwash – Detail shop, General and Professional Office

VARIANCES/WAIVERS REQUESTED:

1. A reduction in the required right-of-way dedication and paving width for West 32<sup>nd</sup> Streets.

BACKGROUND:

Ordinance No. 19,565 adopted by the Little Rock Board of Directors on July 18, 2006, rezoned the property from R-2, Single-family to PCD to allow the construction of a single bay automatic carwash on the south end of the property and an L-shaped office building with an indoor detailing shop on the north end of the property. The L-shaped building was approved with four (4) bays with overhead doors. Two (2) bays would be utilized for hand detailing of cars, the other two (2) bays would be for indoor storage of cars which had been detailed. The L-shaped building would also contain the office for the detailing operation along with 800 square feet of leasable area. The approval allowed a waiver of the required land use buffer along the eastern perimeter of the site and a variance to allow off site grading along the eastern perimeter. Two (2) vacuum stations were approved along John Barrow Road. A single pole mounted sign 36-feet in height and 160 square feet in area was also approved. The approval allowed for a deferral of the required street improvements to West 31<sup>st</sup> Street and a reduction in the right of way dedication for West 32<sup>nd</sup> Street. The development did not occur and the PCD has expired.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to reestablish the previously approved PCD zoning for the site. The proposal includes construction of an automatic carwash on the south end of the property containing two (2) bays within a building containing 1,822 square feet of floor area. The site plan includes the placement of two (2) vacuum stations located within the landscape area of West 32<sup>nd</sup> Street. The northern portion of the site is proposed with an indoor detailing shop. The building contains 2,155 square feet of floor area. The northern building will contain four (4) bays with overhead doors. All four (4) bays will be utilized for hand detailing and the storage of detailed cars. The northern building will also contain the office for the detailing operation.

The request also includes the abandonment of the existing right of way for West 31<sup>st</sup> Street. The right of way appears to contain utilities which the developer does not desire to relocate. The right of way will be retained as a utility and drainage easement.

The request also includes a reduction in the required right of way dedication on West 32<sup>nd</sup> Street. The Master Street Plan requires a dedication of 30-feet from centerline for commercial establishments. The applicant is requesting to maintain the existing right of way of 25-feet from centerline as was previously approved.

B. EXISTING CONDITIONS:

The site is a gravel lot with a steep elevation change to the east. South of the site is a commercial center containing a carwash and a strip retail center. To the east and northeast are single-family homes located along West 32<sup>nd</sup> Street and

West 31<sup>st</sup> Street. West 31<sup>st</sup> Street does not exist adjacent to the site and West 32<sup>nd</sup> Street has been constructed to residential street standards. John Barrow Road has been constructed as a four (4) lane road with a center turn lane adjacent to the site.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that both 31<sup>st</sup> Street and 32<sup>nd</sup> Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
2. A 20-foot radial dedication of right-of-way is required at the intersection of 31<sup>st</sup> Street and John Barrow Road.
3. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
4. Provide a letter prepared by a registered engineer certifying the sight distance at the driveway intersection(s) comply with 2004 AASHTO Green Book standards.
5. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to 31<sup>st</sup> Street including 5-foot sidewalks with the planned development. The new back of curb should be placed 18-feet from centerline. At least 20-feet of asphalt should be provided.
6. If the existing ditch is proposed to be partially filled, drainage must be provided for the property to the east.
7. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
8. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
9. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.

10. Traffic circulation on the interior of site is obstructed and creates turning conflicts. Cars exiting wash bays cannot see cars entering the property.
11. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
12. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing on John Barrow Road is 300-feet between driveways and intersections and 150-feet from the side property lines. The John Barrow Road Improvement project shows a center median to be constructed about 150-feet north of 32<sup>nd</sup> Street and continuing past 31<sup>st</sup> Street. After construction, this property will not have southbound left turn access to/from John Barrow Road.
13. In accordance with Section 31-210 (h)(12), access driveways running parallel to the street shall not create a four-way intersection within 75-feet of the future curb line of the street.
14. Sidewalks with appropriate handicap ramps are required to be installed along 32<sup>nd</sup> Street in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this property.

Entergy: Entergy does not object to the development. Three phase power exists on the west side of John Barrow Road. Single phase power exists on the south side of 32<sup>nd</sup> Street. There are no electrical facilities on the property now. Contact Entergy, Bernard Neumeier, at 501.954.5158 for additional information.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If

additional fire hydrant(s) are required, they will be installed at the Developer's expense.

5. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
7. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
8. Contact Central Arkansas Water if additional fire protection or metered water service is required.
9. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
10. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.
11. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Maintain access. Fire hydrants per code. All drives must be 20-feet in width. Fire apparatus, access. Contact the Little Rock Fire Department for additional information

County Planning: No comment.

CATA: Site directly served by Route #9 West Cantrell – Bowman Road.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Boyle Park Planning District. The Land Use Plan shows Mixed Use (MX) for this property. This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from PCD (Planned Commercial District) to PCD (Planned Commercial District) to re-establish an expired PCD for auto related uses on the site. The application is within the John Barrow Design Overlay District.

Master Street Plan: John Barrow Road is shown as a Minor Arterial and 32<sup>nd</sup> Street is shown as a Local Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on John Barrow Road since it is a Minor Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along John Barrow Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the John Barrow Road Overlay District.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement

but in no case less than nine (9) feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be as provided within the City's landscape ordinance requirements.

3. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the City, Section 15-81.
4. The property to the north and east is zoned R-2, Single-family therefore, (6% of the average lot width) a minimum seventeen (17) foot buffer is required on the north property line and a minimum nine (9) foot buffer is required on the east property line.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
8. An irrigation system shall be required for developments of one (1) acre or larger.
9. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
10. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT:

(July 16, 2014)

The applicant was present. Staff presented an overview of the development stating there were a number of outstanding technical issues in need of addressing related to the proposed site plan. Staff questioned the location of the doors on the northern building, the proposed signage plan and the location of any proposed dumpster facilities. Staff also requested the applicant provide the total area covered by buildings, parking and areas to be designated as green space.

Public Works comments were addressed. Staff stated 31<sup>st</sup> and 32<sup>nd</sup> Streets would require dedication and would require street improvements. Staff also stated a 20-foot radial dedication was required at the intersection of these two (2) streets with John Barrow Road. Staff requested information concerning the proposed construction of any retaining walls. Staff also requested the applicant provide an engineer's certification of sight distance for the driveway intersections.

Landscaping comments were addressed. Staff stated the northern and eastern perimeters were zoned residentially and would require the placement of screening as well as an undisturbed buffer. Staff stated the parking areas would require landscaping to comply with the landscape ordinance. Staff also stated an automatic irrigation system was required to water landscaped areas.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues raised at the July 16, 2014, Subdivision Committee meeting. The applicant has provided elevations for the proposed buildings, the proposed signage plan and the location of the dumpster facilities. The applicant has also provided the total area covered by buildings, parking and areas to be designated as green space. The applicant has indicated the eastern perimeter will not be disturbed and will remain in its current state. No retaining walls are proposed along the sites eastern perimeter.

The site plan indicates the placement of a two (2) automatic manual wash facility within the southern portion of the site. The building is proposed containing 1,822 square feet of gross floor space. The automatic carwash is proposed with 24-hour operations.

The site plan indicates the placement of two (2) vacuum stations along West 32<sup>nd</sup> Street. The vacuum stations are proposed to be uncovered with no logo identifying the business on the stations.



The northern building is proposed with two (2) overhead doors. The building is proposed containing 2,155 square feet of gross floor area. Cars will enter from the south side of the building and exit to the north. The building will be used for detailing of cars and storage of detailed cars awaiting pick-up and an office for the carwash owner/operator. The hours of operation for the detail business are from 7 am to 6 pm daily.

The site plan indicates the placement of nine (9) on-site parking spaces. Based on the typical requirements for a commercial business nine (9) parking spaces would be required.

The buildings are proposed as split face block with vertical panels to aid in breaking of the massing of the building. The site plan indicates there will be fixed aluminum windows. The site lighting is proposed with 30-foot tall poles and 1000 watt metal halide shielded downward lighting.

A six (6) foot screening fence is proposed along the northern and eastern perimeters of the site. The site plan notes the fence will be placed with its finished side facing outward. The site plan notes indicate no grading will occur on the east side of the fence (where adjacent to residentially zoned property) and the 20-foot buffer will be maintained in its present natural state.

The revised plan also indicates wall signage on each building fronting John Barrow Road consistent with building signage allowed in commercial zones or a maximum of ten (10) percent of the façade area. The site plan does not include the placement of a ground sign on the site. The site is located within the John Barrow Design Overlay District which allows one (1) free standing on premise sign which must be a monument style sign no more than ten (10) feet in height and consistent with other standards in Article X of Chapter 36 (sign).

The request includes a reduction of the required street construction to West 32<sup>nd</sup> Street. West 32<sup>nd</sup> Street is constructed with curb, gutter and sidewalk. The applicant has indicated the street currently dead-ends just east of this site and the street services a limited number of residential units. Staff is supportive of the requests for reduction of right of way and a reduction in the street widening requirements on West 32<sup>nd</sup> Street.

The request includes the abandonment of West 31<sup>st</sup> Street along the northern perimeter of the site. According to the applicant, the grades from east to west along West 31<sup>st</sup> Street are extreme and there would be little benefit in connecting the street to John Barrow Road. Each of the adjacent property owners will receive one-half of the abandoned right of way. The right of way is being used by wastewater with sewer extending through the right of way from the east then running south along John Barrow Road. The right of way will be retained as a utility and drainage easement.

The site plan also indicates the placement of a trash dumpster along the eastern perimeter of the site. A note indicates the dumpster will be screened per the current ordinance requirement with a wood fence a minimum of two feet above the finished container height. The applicant has not agreed to limit the hours of dumpster service. Staff recommends the hours of dumpster service be limited to 7 am to 7 pm weekdays.

Currently, vehicles using the driveway to access John Barrow Road will have full access for both left turn and right turn movements. The City is developing a conceptual plan to place a center landscape median in John Barrow Road and/or a directional island in the center of the driveway. Once the plan is implemented vehicles using the driveway on John Barrow Road will no longer have left turn access to/and from the site. The applicant has modified the site plan to allow access to the site once the improvements are installed.

Staff is supportive of the request. The applicant is seeking to reinstate a previously approved PD-C for this site to allow the development of an automatic carwash and a separate detail shop. The request for the reduction in right of way for West 32<sup>nd</sup> Street is the same as was approved with the original application in 2006. There are no remaining outstanding technical issues associated with the request. Staff feels the reinstatement of the previously approved PD-C to allow the development as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the applicant request for the abandonment of the right of way for West 31<sup>st</sup> Street subject to the area being retained as a utility and drainage easement.

Staff recommends approval of the applicant's request to allow a reduction in the required right of way dedication for West 32<sup>nd</sup> Street.

Staff recommends the hours of dumpster service be limited to 7 am to 7 pm weekdays.

Staff recommends all detailing of vehicles occur only inside the enclosed building.

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PLANNING COMMISSION ACTION:

(AUGUST 7, 2014)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had failed to fully respond to comment raised at

the July 16, 2014, Subdivision Committee meeting. Staff presented a recommendation of deferral of the item to the September 18, 2014, public hearing.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 18, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the applicant request for the abandonment of the right of way for West 31<sup>st</sup> Street subject to the area being retained as a utility and drainage easement. Staff presented a recommendation of approval of the applicant's request to allow a reduction in the required right of way dedication for West 32<sup>nd</sup> Street. Staff presented a recommendation the hours of dumpster service be limited to 7 am to 7 pm weekdays and staff presented a recommendation all detailing of vehicles occur only inside the enclosed building.

There was no further discussion. The Chair entertained a motion for approval of the item as presented by staff. The motion was approved by a vote of 9 ayes, 0 noes and 2 absent.